RNA FOR A BETTER LIFE IN THE HEIGHTS

# RIVERVIEW Neighborhood Association

MARCH 1987

232 Ogden Avenue – Jersey City, N.J. 07307 – (201) 798-0493

RNA IS NOT AFFILIATED WITH ANY POLITICAL PARTY, ORGANIZATION OR ELECTED OFFICIAL.

## MEETING MINUTES

In spite of the cold weather there was a nice turn out for the February meeting. Attendees listened to several guest speakers. First there was Anthony Fiola, a business-man and member of the citys abatement council, and Vickie Mirigliotta a member of the Central Avenue business owners association. Both were addressing the issue of tax abatements for developers and certain businesses in the city. While abatements attract developers, the city residents are left with the burden of picking up the gap in the tax rolls. With more and more malls being opened fewer dollars are being spent in local stores, who are not getting any break and do pay taxes. As their business decreases and they are forced to close their doors the tax rolls are further deminished, putting an extra "bite" on home and property owners. Mr Fiola and Ms Mirigliotta were pointing out the need for a larger number of tax-paying property owners to protest this abatement policy with the city officials. They are enlisting R.N.A. aide in spreading this important message.

Our next speaker was Mr Fred Rosen the architect for Puhlmann Hall II. A proposed forty-two unit condominium for the property ajacent to the present Puhlmann Hall and across from the Public Service power station. Mr Rosen presented the plans and then answered questions from the members. No vote was taken as to our position in regard to this project until a more indepth discussion can be had.

Other business included the nominations of officers for our association. Elections will be held at the March meeting. We also distributed new membership cards to all those who have already paid the newly adopted yearly membership fee of $3.00. As usual refreshments were served after the meeting. This month the lovely Valentine cake was provided by Mrs Roszkowski, and the coffee was provided by Mrs Tuzzo.

If you are interested in how the elections turn out then please join us on Tuesday March 10th, 7:30pm at the Harborview Health Care Center. Remember to enjoy living in your own neighborhood you need to know what is happening in your neighborhood.

Secretary
Maria E Tuzzo

## RNA elections

Nominations for elections of the officers of R.N.A. were put forth at the February meeting. They are:

Chairman---Vito Brunetti

Vice-Chairman---Ann Hart
Bob Lewis
Dean Howell

Secretary---Maria Tuzzo

Treasurer---Randy Sanford

Sergeant-at-arms---Jack Rea

The nominations are still open and other canidates names will be accepted at the March meeting before the vote is taken. Please make a special effort to attend this most important meeting.

UNDER THE CHAIR

As we go to press, RNA is organizing a meeting for Feb. 23rd, with members of the Jersey City Dept. of Housing and Econ. Development, to discuss a proposed new development next to Pohlman Hall. This project would be a seven story building with 42 condominiums to be built on street level (with two levels of off-street parking). Our concerns are with the density and height of this project in our mainly two-family and four-story apartment residential neighborhood. With over 100 newly completed condos in a one block radius (the majority of these new units are not occupied at present), we are concerned about a condo-glut in the area. More importantly, we fear an additional strain on our already stretched city services of police, fire, schools, transportation, and sanitation.

On Feb. 19th, the Board of Adjustment approved the site plan of the controversial Matro-Pickle Works development, despite the opposition by the neighborhood residents. The development is for an eight story building with 67 high-priced condominiums. Sal Reggi, a member of the Jersey City Environmental Commission and a member of the Waverly Street Block Association, attempted unsuccessfully to have the board postpone the site-plan approval. He wants an environmental impact study done on the effects a nearby Conrail tunnel airshaft will have on residents of the area. He is also concerned about raw sewage seeping into the tunnel and the possible damage to water and sewer lines that could result from the project.

One of our crime committee, George Graul, recently found out that the Police Department has finally received a new supply of "crime-watch" street signs. After a conversation with Lieut. Shamburg of P.D.'s Community Relations, RNA is planning to set up a meeting with these people to restate the importance of the crime-watch program. We will also discuss the installation of the signs on our street corners. We must now work to revitalize our block groups and encourage new members to join.

Jersey City lost its case against the body shop at 33-35 Griffith Street. On Feb. 6th, Judge James O'Hallaran of the County Superior Court determined that the body shop was not in violation of any zoning ordinance. He believed the testimony of certain people who stated that the business never closed down and therefore was protected by a grandfather clause, allowing it to continue to operate. Efforts are now being made to bring a civil action against this body shop by the Jersey City Law Department.

Since Christmas our infamous Mountain Road has been illegally reopened by certain unknown people who destroyed the barriers at both ends of the street. The street, at present is open to vehicular traffic. But much worse, there were already abandoned cars, bags of construction material and numerous appliances, including stoves, refrigerators and even a television, dumped onto the cobblestoned road. If we are to successfully reopen this street, we must make a commitment to our neighborhood to be ever-viligant in patrolling this area for illegal dumping and car abandonment. We must make this effort or the street will revert to the same conditions that resulted in its closing initially.

REMINDERS:

A) RNA is holding its annual election of executive officers in March. Please come and vote for your neighborhood's future.

B) RNA is continuing its membership drive. The annual dues of $3.00 entitles a person to voting privileges in all neighborhood issues.

FINAL NOTE: Ellen Boggs, one of RNA's first executive secretaries has moved away to Washington D.C. She was the principal architect of our newly ratified constitution. One of our most committed and enthusiatic organizers, she will be greatly missed. We all wish her the very best in all future endeavors.

OPINION

(The following is a letter to the Jersey Journal written by Anthony Fiola. Mr. Fiola is the President of the Jersey City Merchants Assoc. and a member of the Tax Abatement Committee.
The opinions of the writer are not necessarily the opinions of this organization.)

Last Friday, the Jersey Journal printed an article regarding the huge success of the Newport Mall. In the very same issue was the report that Newport applied for YET ANOTHER abatement and was approved by an 8 to 1 vote by the Jersey City Abatement Committee. What an affront to every taxpayer and resident in this city!

After the grants, the federal and state funds and the 40 and 20 year abatements already received, and despite their ballyhoo regarding the tremendous demand for their space, they have the nerve to want more from the Jersey City taxpayer?

Where is the need (which is supposed to be the basis for Fox-Lance abatements) to commence with this project? If the current market is glutted with office space, let them build affordable housing in that space instead. How much can we afford to give away? How much do we want to give away?

At the same meeting, the tax abatement committee also approved an abatement for Clermont Cove condominiums, another luxury housing development. Does Jersey City really need condo's in the $500,000 range so desperately that we must give these millionaire developers favored treatment over the homeowners who have been here for decades? All we are doing is feeding real estate speculation, creating an elitist section in Jersey City. Is that what we want for our future?

In the case of Clermont Cove, the developers will be paying less than $600,000 per year in lieu of about $1.8 million per year for 15 years. They are getting an abatement for forwarding a mere $150,000 to the housing linkage program. $150,000 up front for $18 million, a great deal for the developer.

In addition, he is protected from the effects of the revaluation, which all current Jersey City homeowners are not. He doesn't even have to provide one single, unit of affordable housing in his development. This is inexcusable. The City should immediately pass an ordinance demanding on-site affordable housing units as a condition of being granted an abatement. These developers want favored treatment and want to build a wall to keep the rest of Jersey City out. This is appalling, insulting and discriminatory.

If the developers need abatemnts to build million dollar housing, I suggest we tell them to look elsewhere, buy out their investments for what they paid, and let the city develop affordable housing on those sites. Million dollar housing should need no abatements. Why should a taxpayer in a 2-family home in the Heights, downtown or Greenville pay the same amount of tax dollars as the owner of a $700,000 condo in Harsimus Cove? It's absurd. And these millionaires will also be protected against rising tax rates and city revaluations. But they will receive the same services and probably be looking soon for a new, elite waterfront school.

I fervently hope that when these abatements come before the City Council, our council members look at these figures and their ramifications more closely than my colleagues on the tax abatement Committee. We must get detailed budgeted figures documenting the estimated cost of City Services (Police, Fire Sanitation, Schools, etc,) to these projects over the full duration of the abatements. These costs may eventually far outweigh the abated tax rate. Five to ten years from now, we will find ourselves in a hope-less situation that will break the back of the middle class in Jersey City and cause its extinction. We must stop granting uneccessary abatements NOW. We simply can not afford it.

February 15, 1987

# IRISH SODA BREAD

Dee Ipsaro

4½ cups all purpose flour
3 tablespoons sugar
1 tablespoon double-acting baking powder
1 teaspoon salt
1 teaspoon baking soda
6 tablespoons butter or margarine
2 eggs
1½ cups buttermilk

About 5 hours before serving:

Preheat oven to 350°F. Grease well a 1½ quart round casserole. In large bowl with fork, mix flour and next 4 ingredients. With pastry blender or 2 knives used scissor-fashion, cut in butter or margarine until mixture resembles coarse crumbs.

In cup with for, beat eggs slightly: remove 1 tablespoon and reserve. Stir buttermilk and remaining egg into flour mixture just until flour is moistened.

Continued on page 6

# guess who we grew up to be?

This little charmer is a member of the Community Awareness Committee and is one of the behind the scene people who help produce the Newsletter each month. Can you guess her name?

MULLIGAN STEW

In a small amount of hot fat in heavy frying pan, brown 1 pound stew meat, cut in small pieces.

Add 1 teaspoon salt; stir in 1 can condensed tomato soup and 1 can water.

Cover tightly and let cook slowly until tender (about 1½ hours). If fire gets too hot, take from heat occasionally to keep at a simmer.

When meat is tender, add 3 carrots, cut in thick slices; 3 potatoes quartered; 3 onions, halved.

Continue cooking slowly about 30 minutes. If there is not enough juice, add water during cooking. If too thin, take off lid and cook sauce until thickened.
4 to 5 servings.

## NOODLE – DOODLES

1. ARUPMS
2. SIJOBDE
3. GIVE GIVE GIVE GIVE GET GET GET GET
4. ssh! STORM
5. GOOSE FEATHERS EXIT
6. BRIDGE / $H_2O$

ANSWERS ON PAGE 6

# Jersey City Museum

GOING ONCE . . . GOING TWICE . . . SOLD!
ART AUCTION TO BENEFIT THE
JERSEY CITY MUSEUM

The Friends of the Jersey City Museum are sponsoring their first art auction to benefit the Jersey City Museum. The silent auction will take place on Saturday March 21st from 11:30 to 4:30, and will be preceded by a week-long preview starting March 14th.

Close to 150 artists, working in many media nad styles, will be participating. There will be a great varity of work- paintings, prints, photographs, drawings, and sculpture, including some by our Heights neighbors who are members of the Friends of the Jersey City Museum.

Prospective bidders may preview the work for sale on March 14, 19 and 20 from 11:30 to 4:30 and on March 18 form 11:30 to 8:00. Admission to the preview is free. There is a $10 charge to attend the day of the auction: this fee includes a wine and cheese reception and may be deducted from a purchase. The silent auction begins at 11:30 on Sat., March 21, and will work this way: people enter bids on the registery sheet for the piece or pieces they select; bidders may increase the prices continually by written registry until 2:00 when the monitors will begin the sales to the highest bidders listed.

The auction is a benefit sponsored by the Friends to support the education, conservation and acquisitions work of the Museum and it is an exciting opportunity for the public to purchase art at lower-than-gallery prices.

Cindy Sanford

Museum location:

472 Jersey Avenue, Jersey City, N.J. 07302
(201) 547-4514

From time to time our members read or learn something that they find interesting and would like to share it with you. So we will, on occasion, print items from other sources. Perhaps you will find the same enjoyment from these items as the person who submitted it. We will try to give credit to the original source whenever possible.

AMERICAN INDIAN PRAYER

Red Cloud Indian School Pine Ridge, S.D.

O Great Spirit whose voice I hear in the wind, and whose breath gives life to all the world, hear me! I am small and weak; I need your strength and wisdom. Let me walk in beauty, and my eyes behold the red and purple sunset. Make my hands respect the things you have made and my ears sharp to hear your voice. Make me wise so that I may understand the things you have taught my people. Let me learn the lessons you have hidden in every leaf and rock. I seek strength, not to be greater than my friend, but to fight my greatest enemy - myself. Make me always ready to come to you with clean hands and straight eyes. So when life fades as the fading sunset, may my spirit come to you without shame.

Submitted by Frances B. Santoro

WHAT ARE YOU WORTH?

Chemically speaking, not much. The human body is composed of about 1/2 ounce of sugar, 1 ounce of salt, 3-1/2 pounds of calcium, about as much iron as a ten-penny nail, enough phosphorous to make 2,000 matches, and just enough carbon to make 9,000 pencils. Depending on your weight, there's enough fat to make six or eight bars of soap.
(Taken from the Jersey Journal)

Submitted by Maria Tuzzo

## IRISH SODA BREAD

Continued from page 4

(Dough will be sticky.) Turn dough into well-floured surface; with floured hands, knead about 10 strokes to mix thoroughly. Shape dough into a ball; place in casserole. In center of ball, with sharp knife, cut a 4-inch cross about ¼ inch deep. Brush dough with reserved egg.

Bake bread 1 hour and 10 minutes or until toothpick inserted in center of loaf comes out clean. Cool in casserole on wire rack 10 minutes; remove from casserole and cool completely on rack. Makes 1 loaf.

IRISH SODA BREAD WITH RAISINS: Prepare bread as above except reduce flour to 4 cups. In paragraph 2, add 1½ cups dark seedless raisins to flour mixture before stirring in buttermilk and eggs. Bake in greased 2 quart round casserole 1 hour and 20 minutes.

# —Announcement—

### FLEA MARKET

The time has come to start making your plans for our Third Annual Flea Market on Saturday, May 2, 1987. The tables will cost $7.00 each and renting a space will be $5.00. At the March meeting there will be a sign up sheet. Sign up early as we have a limited number of tables.

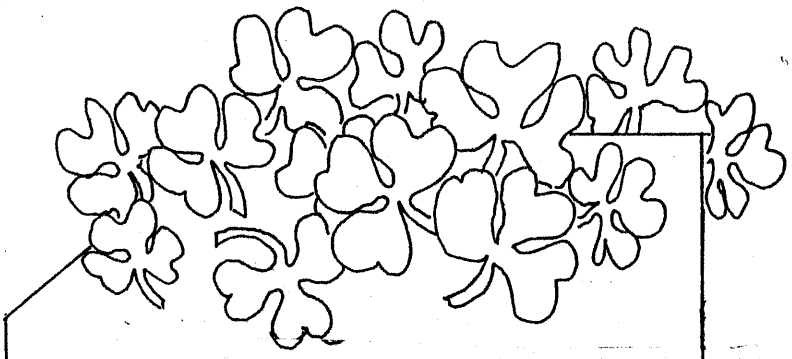
Don't forget--if you do not wish to rent a table or space, but have some items you don't want, RNA will have it's own table again and we would gladly accept your donations.

If you have any questions, please see me at the March meeting or call me at 420-1490.

Carin Lewis

### CHINESE AUCTION

St Nicholas School is sponsoring a chinese auction on Friday March 13th. It is to be held in the auditorium of the school starting at 7:30pm. Admission is $5.00. For tickets and further information call Kathy Dellaglio at 963-1855.



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VITO Brunetti, BOB Lewis, Maria TUZZO, RICH La Pasta, TED Conrad, EDITH Springer, ANNE Hart, Mike CIOFFI, RANDY Sanford, GEORGE Graul, DEE Ipsaro, RISE Gerber, CARIN Lewis, RAQUEL Sweeney, Ellen BOGGS with all the members of RIVERVIEW NEIGHBORHOOD ASSOCIATION, as well as the HARBORVIEW Health Care facility, wish you HEALTH, WEALTH & PEACE in the new year. We thank George AVILLES and Tom HART for their support of RNA especially with Fisk Park and the lot we hope to turn into Buddy Brooks Park;SOLO Studios and its lovely ART collection,Frank Gozzolino for providing BUS service; LOU, DEB, JAY and CARLOS for helping to get thenewsletter to your homes and JED for being our mascot when we started our carolling at the GAZEBO.

All of the words in Capital letters will be found in the puzzle. Have fun!!!

ANSWERS TO NOODLE – DOODLES ON PAGE 4

1. UP IN ARMS
2. INSIDE JOB
3. FORGIVE AND FORGET
4. QUIET BEFORE THE STORM
5. DOWN AND OUT
6. WATER UNDER THE BRIDGE

## CONRAD'S Corner

What's happened to all our environmentalists who opposed the Sea Wall, not even a peep after an announcement of a 16.8 million dollar contract for its construction to prevent erosion of the park.

What about all the studies made by the Rudat Team of Architects and others that there would be no erosion along the water's edge of the park and even if there were, the resultant beach like Caven Point would be ideal fish breeding grounds so necessary for acquatic life along the Hudson. The Sea Wall will become just so much more of a continous bulkheading from Bayonne to Fort Lee along the Hudson.

The silting along the Jersey side of the Hudson has become so great that the Port Authority abandoned dredging the Hoboken piers years ago and still the money for the Sea Walk has been appropriated for the prevention of erosion and not for recreation.

It was pointed out that the Sea Walk would be impractical to patrol because of its mile and a half length. It is also too great a distance for most people, especially seniors, to walk to return to their parked cars, a three mile hike. Instead it was suggested to have five lookout points similar to the design of Bayonne County Park with benches and parking along the water's edge so that the view can be enjoyed with safety from muggings, and in all kinds of weather, from a parked car and with a minimum of walking for the handicapped.

From a preservationist's view point an occasional remianing pierhead along the waterfront would serve as a monument of Jersey City's past history as the second largest railroad terminal in the United States. The Central Railroad terminal had its beautiful Doric ferry house, designed by Kenneth Murchison, pulled down after some of its copper details were sent to Milan, Italy for an architectural exhibit. The "Restored Terminal" now standing alone looks likeaNewport, Rhode Island mansion with the details of its surrounding park like area as if they had come from the recently changed name Newport of Jersey City.

There is not a marker or trace of the Lehigh Valley warehouses along Burma Road in what was once called Black Tom, considered one of the most modern docking facilities at the time. Our family clipper ship, the Margarette docked there and carried the first oil after it was discovered in Pennslyvania to Europe. Prior to that time all the oil came from Europe.

The Central Railroad Coal-port which supplied almost all the coal for the ocean liners and steam engines in the Metropolitan area was equipped to empty a coal car into a barge every five minutes. It was a marvel of engineering before the introduction of the internal combustion engines of autos and diesel locomotives put it out of business. Again not a marker or even a trace left of some of the surrealistic looking concrete piers which were much like modern pieces of sculpture.

When the Society of Industrial Archeology tried to save pier G as a unique example of a design to expedite the unloading of barges, it too caught fire in a spectacular blaze as if to help carry out the State's plan of a scorched earch policy for Liberty Park. Even the Terminal at one time was slated to be torn down. It was allowed to become completely vandalized before it was declared a State and Federal Historic Site, which then prevented it's demolition.

It would seem the State would first build two imposing monumental entrances to Liberty Park, similar to the handsome approaches to Bayonne Park which is more like an Olmstead Park, the architect of Liberty Park said he was going to design. Compared to the design of Bayonne or Lincoln Park with it's handsome classical fountain, Liberty Park is a dull turkey. With the Sea Walk it will be much more of the paved over concrete sidewalks in the city we want to get away from.

Besides the Sea Wall a curved bridge designed to continue the curvature of the Sea Walk will blight the most magnificent view of the Statue of Liberty from the wetlands. A costly ugly extra and unnecessary construction which will be the same length as the Causeway first proposed by Morris Pesin for a direct connection to the Statue of Liberty when he made his famous canoe trip to show the relatively short distance from Liberty Park to the Statue of Liberty.

It's unfortunate that Liberty Park was never made a part of the Gateway National Park System, it would have overcome all the bickering now going on over commercialism to make it pay. Liberty Park and Caven Point would have remained as large open space parks like Sandy Hook and other Gateway parks. All the Great Adventures, Doll Museum, Science Center, Marinas, golf courses etc. and headaches yet to come would have been avoided.

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# RIVERVIEW Neighborhood Association

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Bob Lewis
*Vice-Chairman*

*Maria Tuzzo*
*Secretary*

Rich LaPosta
*Treasurer*

Theodore Conrad
*Historical Advisor*

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**COMMUNITY AWARENESS:**
*Edith Springer*

**PARKS & RECREATION:**
*Chuck Hollowell*

**SANITATION:**
*Anne Hart*

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**PLANNING & DEVELOPMENT:**
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**CRIME:**
*George Graul*